

## Traffic Engineer Referral Response

Application Number:	DA2020/0512
Date:	10/08/2020
Responsible Officer	
Land to be developed (Address):	Lot 40 DP 7027 , 532 Pittwater Road NORTH MANLY NSW 2100

### Officer comments

The proposal is for demolition of the existing dwelling and construction of a boarding house comprising 12 self-contained boarding room including one manager room.

#### Parking

The proposal requires the provision of 7 parking spaces, 3 motorbike space, and 3 bicycle spaces. The proposed parking provision satisfies the requirements.

#### Traffic Impact

The projected traffic generation is not considered to have adverse impact on the road network.

#### Car park and driveway design

The car parking design is generally supported subject to complying with the requirements as per the condition.

The proposal can be supported subject to conditions.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

### Recommended Traffic Engineer Conditions:

#### **CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE**

#### **Amendments on car park design**

The parked vehicles overhanging onto the pedestrian pathway reduce the available width of the pathway. A minimum of 1.2m wide pedestrian pathway clear of any conflict with the body of parked vehicles is to be provided. This can be achieved by reducing the car parking aisle width to up to 6.00m and shifting the parking spaces towards the car parking aisle. Wheel stops are to be installed for the southern car parking spaces to stop vehicles from encroachment onto the pathway. Plans showing compliance with the minimum pathway requirements and compliance with AS2890.1:2004 in regards to the amendments on car parking design are to be submitted to the Certifying Authority prior to the issue of a construction certificate.

Reason: To ensure pedestrian access and safety (DACTRCPC1)

**Access driveway**

A minimum of 1.0m separation is to be provided between the proposed access driveway and the adjoining access driveway.

Reason: To ensure pedestrian safety by provision of a foot way between two adjoining access driveways(DACTRCPCC2)

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE  
OCCUPATION CERTIFICATE****Resident Parking Scheme**

The building/strata manager is to ensure that all tenants are aware that this building will not be eligible for any Resident Parking Scheme as the parking provisions are deemed compliant with necessary local and state legislation.

Reason: to ensure the tenants awareness prior to occupation(DACTRFPOC2)